



BAR HILL DEVELOPMENTS LIMITED

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BAR HILL VILLAGE

QUESTIONS & ANSWERS SHEET

Bar Hill is not just another housing estate; it is a new village - a new way of living. It will be administered by a number of Trustees, drawn in the main from residents of the Village but supplemented by prominent local people. A number of questions will arise in the minds of people wishing to buy houses in the village - we have attempted to anticipate them in the following way:-

1. Q: WHAT IS MEANT BY THE 'VILLAGE TRUST'?

A: The Village Trust is a group of Trustees, elected to administer the welfare of the village within the terms of the Trust Deed. For example, it will hold the freeholds of the houses, the village green, parks, communal gardens and play areas on behalf of the residents. A Managing Agent will be appointed to administer the day to day running of the village, e.g. the employment of gardeners. Most of this work is normally associated with the Local Authority and although the Developers will be making an endowment to the Trust, most of the funds will be derived from a maintenance charge levied on all occupants including shopkeepers and industrialists. This charge will be made on all houses and at present varies between £10 and £15 per year.

2. Q: YOU SAY THE VILLAGE IS BUILT ON THE 'RADBURN' SYSTEM, WHAT IS THIS?

A: The village is planned in such a way that pedestrians and traffic are completely separated. This is accomplished by a series of footpaths passing through communal gardens, enabling the housewife to get to the shopping centre and young children to the school, without ever crossing a road.

The main road encircles the village from which there are a series of short cul-de-sacs terminating in courts - like spokes of a wheel. The houses are grouped round these courts. Private cars and trade vehicles can enter the courts by the roads, but pedestrians use the network of footpaths giving direct access to each house but at the same time are divorced from the roads.

3. Q: WHY ARE THE HOUSES LEASEHOLD?

A: Long leases, ⁹⁹⁹~~150~~ years, were created purely to facilitate the functions of the Village Trust. The freeholds will eventually be owned by the Trustees (the residents of the village) and NOT the Developer. NO GROUND RENT is charged only a maintenance charge as referred to above. Certain conditions appear in the Lease, which are designed solely to protect the residents. Your solicitor should be able to advise you that these conditions are intended to benefit you.

The Leasehold Reform Act 1967 does make provision for such schemes as Bar Hill, to enable its management to be continued after the period which entitles leaseholders to purchase the freehold interest in their properties.

Various applications have to be made under this statute and the Developers are in the process of arranging this. Your solicitor will be able to advise you on the details contained in the Act.

4. Q: WHAT FORM OF SHOPPING CENTRE IS BEING PLANNED?

A: It is anticipated that the Commercial Centre will ultimately consist of some 40 shops, including a Supermarket as well as a Public House and a Petrol Filling Station with Showrooms. The first phase of 12 Shops and a Supermarket has been erected and the Supermarket and several shops are already trading. The first phase will provide an excellent range of shopping facilities to satisfy the day to day needs of the residents of Bar Hill. Eventually, as demand arises, it is hoped that the centre will be extended and afford both residents and local shoppers a greater variety of retail units. Car parking for ultimately 700 cars is planned, 165 spaces being already available.

5. Q: WHAT ARE THE PROVISIONS FOR SCHOOLING IN THE VILLAGE?

A: The first stage of the Junior and Infant School was opened in September 1968, the building has been so designed to be able to cope with the anticipated total population of Bar Hill together with surrounding villages. On the first stage being fully utilised, further phases of construction will be carried out by the Cambridgeshire County Council.

The County operates a selective system for Secondary Education. Children selected for academic education will either go to Grammar School in the City or Impington Village College, which is being developed on Comprehensive lines and caters for pupils taking 'O' or 'A' levels. Children found more suitable for Secondary Modern Schools will probably go to Swavesey. The Education Authority will ensure transport to get children to school, but not necessarily by special buses. It is possible that a site for a Secondary School could be incorporated in Bar Hill, but this will depend on the County Council's overall education policy for the area.

6. Q: WHAT MEDICAL FACILITIES ARE TO BE PROVIDED IN THE VILLAGE?

A: A Group Practise, operating from a Health Centre close to the shopping centre is planned for erection by the Cambridgeshire County Council. Until then, the new residents at Bar Hill can obtain medical facilities under the National Health from the local General Practitioners in the area, some of whom have expressed their willingness to practise from the Health Clinic in due course.

7. Q: WHAT ARRANGEMENTS ARE BEING MADE FOR POSTAL & TELEPHONE SERVICES?

A: There should be no difficulty in getting a telephone; an outlet is provided in every house. A site has been conveyed to the G.P.O. for Bar Hill's own Telephone Exchange which should be commissioned in the summer of 1969. In the meantime, the telephones at Bar Hill are operated from the MADINGLEY Exchange. The first Public Telephone Kiosk is in operation. The local Head Postmaster has been advised of the rate of occupation and has assured us that Postal Deliveries will be kept under review. The first postal box is installed; a Sub-Post Office will be opening in the shopping centre in the near future.

8. Q: WHAT TRANSPORT FACILITIES ARE BEING PROVIDED?

A: A number of 'Buses, mainly the 107 and 156 pass along the Huntingdon Road (A.603) to and from Cambridge and stop close to the entrance of the Village. Time-tables can be seen at the Sales Office or obtained from the Eastern Counties Bus Company. Now that the Shopping Centre is open, the Bus Company have explained that as soon as the demand warrants it 'buses will run into the Village and turn at the entrance to the Shopping Centre.

9. Q: WILL THERE BE A CHURCH IN THE VILLAGE?

A: A site has been reserved for a Church and a committee from the various local churches have drawn up a plan for an Inter-denominational Church Centre. Bar Hill has been chosen therefore, for this unique experiment and a fund raising appeal has been launched for the building.

10. Q: WHAT RECREATIONAL FACILITIES ARE BEING PROVIDED?

A: Children are discouraged from ever playing in the streets. All footpaths to the Shopping Centre and Schools pass through communal areas. There will be large 'play-areas' with swings, see-saws, children's 'igloo' etc. There will also be a village park and green. A Village Hall and a Swimming Pool are envisaged for the later stages of development. These will be the responsibility of the Village Trust.

11. Q: WHO IS THE LOCAL AUTHORITY?

A: The village is in Cambridgeshire and is represented on the County Council by the Councillor for the Electoral Division of Girton. Chesterton Rural District Council is the Local Authority and Bar Hill is represented by a Councillor elected every three years. The village is a parish in its own right and a Parish meeting is in existence prior to the formation of a Parish Council.

12. Q: WILL I BE ALLOWED TO HANG OUT WASHING?

A: Yes, within the boundaries of your own garden.

13. Q: WHAT ABOUT THE RESTRICTION IN THE LEASE ABOUT GROWING VEGETABLES?

A: The nearby Institute of Agricultural Botany fears that its research could be spoiled by cross-pollination with certain plants in the village. A Covenant was therefore inserted in the Lease, whereby the Lessee - 'Will not permit or suffer to flower on the demised premises any Brussels Sprouts, Cabbage, Kale, Cauliflower, Broccoli, Swedes, Turnips, Beet, Parsnips, Carrots or Onions.' - This means that you CAN grow all these vegetables, but that they must not be allowed to go to seed and must be removed at the end of each year's planting.

14. Q: WHAT MORTGAGE FACILITIES ARE AVAILABLE?

A: Subject to age and income, we can obtain a 95% mortgage based on up to three times your income with repayments over twenty-five years; and in certain cases your wife's income may also be considered. Our Sales Representatives will be pleased to discuss this matter with you.

15. Q: WHAT ARE THE RATEABLE VALUES OF THE HOUSES?

A: The likely Rateable Values (subject to final checking by the Rating Officer) are as follows:-

<u>PHASE 1.</u>	<u>GROSS VALUE.</u>	<u>RATEABLE VALUE.</u>
'CLARE' Terraced	£108.	£72.
'CLARE' Semi-detached	£113.	£76.
'GIRTON'	£130.	£90.
'DOWNING'	£123.	£84.
'EMMANUEL'	£130.	£90.
'FITZWILLIAM'	£125.	£86.
'NEWNHAM'	£128.	£88.
'PEMBROKE'	£155.	£110.
'SELWYN'	£172.	£124.
'TRINITY' Inner Terrace	£144.	£101.
'TRINITY' End Terrace	£150.	£106.

PHASE 2A. Estimated Rateable Values.

'CLARE' Terraced	£70.	(No Garage).
'DOWNING' S/Det:	£74.	(" ").
'FITZWILLIAM' S/Det:	£90.	(Including Garage).
'WESTWICK' Inner Terrace ...	£78.	(Excluding Garage).
'WESTWICK' End Terrace	£82.	(" " ").
'COTON' Granny Flat	£40.	(" " ").

In the cases where the Garages are separate from the house (e.g. - as in blocks of Garages) they are, or will be subject to separate valuation.

THE CURRENT RATES ARE 12/10d. in the £.

WATER RATE IS 1/3d. in the £.